

DAUPHIN COUNTY PLANNING COMMISSION

Minutes of the Meeting

October 2, 2023

The regular monthly meeting of the Dauphin County Planning Commission was held on Monday, October 2, 2023. The meeting was held in person in the Conference Room at the Tri-County Regional Planning Commission (TCRPC) offices at 112 Market Street, Harrisburg with additional member participation via Zoom telecommuting software. The meeting was called to order by Vice Chairman Bob Spandler at 4:02 p.m.

ROLL CALL

Those members present were Mr. Nick DiFrancesco, Mr. Josh First, Mr. John Kerschner, Mr. Fred Lighty, Ms. Taryn Morgan, Mr. Robert Spandler and Mr. Carter Wycoff. Also present were staff members Mr. Steve Deck and Mr. Jerry Duke.

MINUTES APPROVAL

On a motion made by Mr. First, seconded by Mr. Kerschner, the Commission approved 7-0 the minutes from the September 11, 2023 meeting.

TREASURER'S REPORT

On a motion by Mr. DiFrancesco, seconded by Mr. Spandler, the Commission approved 7-0 to transfer to TCRPC the Subdivision and Sewage Module review fees in the amount of \$1,103.33 plus the monthly interest for September 2023. The Treasurer's Report in the form of Financial Statements for the month ending September 30, 2023, was accepted for filing and audit.

REPORTS

- a. Report of Officers: No reports.
- b. Communications & Staff Reports: No items.
- c. Program Progress Report: August 2023

Mr. Deck reported that the staff is in the process of analysis for the 2025-28 TIP. Staff have conducted meetings with municipalities and continue to conduct outreach in support of this project. Staff have also been conducting outreach associated with the Active Transportation study. Events attended include the Gratz Fair and the New Cumberland Apple Festival. The Transportation Safety Study kick off meeting with the steering committee was held this month and work is moving forward on this project.

The Water Resource Enhancement Program (WREP) advisory group met on September 27th. The municipalities received cost estimates for 2024 and 2025 which led to several individual conversations. A modified version of the participation tiers was presented to the group. It was the group's consensus to move forward with these modified tiers, which include new cost estimates associated with participation.

Municipalities will be receiving their new participation cost estimates via a private email after the meeting.

The program consists of three levels of service: Service Level A is focused on Regional Projects for Flood Reduction. Service Level B is Regional Projects for Flood Reduction and MS4 Credit. Service Level C contains both Level A and B Service items along with the additional service items such as MS4 Coordinator Facilitated Meetups and additional outreach. There is also an option to able the decision until 2025 when it is anticipated the new MS4 permit requirements will be announced. The group will be discussing future participation again at the next meeting (October 25th).

d. Local Planning Assistance (LPA) Report:

The information was reviewed.

e. Committees:

The next Water Resource Enhancement Program (WREP) was again discussed. A full report will be given to the Planning Commission at their next meeting for potential recommendations to the Commissioners who may act on the program in November.

NEW BUSINESS

a. Subdivision/Land Development Matters

1. Review/Comments

On a motion by Mr. First, seconded by Mr. Kerschner, the Commission voted 7-0 to ratify staff review of the six (6) applications.

b. Zoning Amendments

1. Londonderry Township – C-2 Zoning Ordinance Amendment - Mini Storage Facilities

Staff gave a brief overview of the proposed amendment and the staff review. The proposed amendment to the zoning district will allow self-service storage facilities in the C-2 Commercial Shopping Center District (C-2) by conditional use. Staff indicated there needed minor terminology clarifications and had questions regarding the compatibility of uses permitted in the C-2 District. With those comments, the staff recommendation was for the support of the adoption.

2. Londonderry Township – Zoning Ordinance Amendment – Rental Housing and Mobile Home Park Corrections

Staff gave a brief overview of the proposed amendment and the staff review. The amendment is to add definitions associated with short-term and longer-term rental units and manufactured/mobile home parks. Staff indicated that concerns with some proposed language may conflict with federal housing regulations and

building code requirements. The proposed letter highlighted those concerns in the comments.

On a motion by Mr. Kerschner, seconded by Mr. First, the Commission voted 7-0 to vote on both items in one motion and to approve the transmittal of the letters as provided by staff.

ADDITIONAL ITEMS

a. Other items

1. Mr. Duke is still preparing the language on the previously discussed topics for modification.
2. Mr. Deck indicated the most recent TCRPC newsletter was available for viewing on the website.
3. Mr. Deck reported the Pennsylvania Planning Association is to recognize the TCRPC-developed toolkit with an award at the upcoming October PPA-APA conference in October. He and Ben Warner will be present to accept the award.

There were no additional items.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:27 p.m.

The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, November 6, 2023.**

The meeting will be in the Dauphin County Veteran's Memorial Office Building's Second Floor for those wishing to meet in person. The meeting will also be available to the public and Commission members via Zoom.

Respectfully submitted,



Josh First
Secretary